



DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

MEMORANDUM

To: The Honorable Carrie M. Austin
Chairman, Committee on the Budget and Government Operations

From: David L. Reifman
Commissioner

CC: Deanne Millison
Mayor's Office of Legislative Counsel and Government Affairs

Date: October 31, 2018

Re: Request for Information from Annual Appropriation Committee Hearing

ID#: 54-02 Mark Twain SRO Restoration

The attached information is in response to questions posed at our department's hearing on Monday, October 29, 2018, to discuss the proposed 2019 budget.

Alderman Tunney asked DPD to provide information related to the capital stack for the Mark Twain SRO restoration project.

The Mark Twain SRO restoration is being funded from the following sources:

(i) \$40M in Tax-Exempt Bonds; (ii) \$5M in Multi-Family Loan Funds; (iii) \$12,297,677 in 4% tax credits; (iv) \$4,803,974 in historic tax credits; and (v) \$148,000 from ComEd.

As always, please let me know if you have any further questions.



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From: David L. Reifman
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Mayor's Office of Legislative Counsel and Government Affairs

Date: October 31, 2018

Re: Request for Information from Annual Appropriation Committee Hearing

ID#: 54-03 TIF Purchase Rehabs

The attached information is in response to questions posed at our department's hearing on Monday, October 29, 2018, to discuss the proposed 2019 budget.

Alderman Scott asked DPD, with respect to TIF Purchase Rehabs, to provide a list of the wards in which the \$3 million for single family and \$3.5 million for multifamily will be spent.

For single family, the wards receiving funds are Wards 6, 9, 15, 16, 17, 20, 24, 27, 28 and 37. For multifamily, the wards receiving funds are Wards 17, 24, and 28.

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Date: October 31, 2018

Re: Request for Information from Annual Appropriation Committee Hearing

ID#: 54-04 ANLAP and Negotiated Sales by Ward in 2018

The attached information is in response to questions posed at our department's hearing on Monday, October 29, 2018, to discuss the proposed 2019 budget.

Alderman Dowell asked DPD to provide a list of all ANLAP and Negotiated Sales by ward in 2018.

Attached please find (i) a list of all closed ANLAP and Negotiated Sales by ward in 2018, and (ii) a list of all ANLAP and Negotiated Sales that were approved by the City Council in 2018 but have not yet closed.

As always, please let me know if you have any further questions.

**2018 City Land Sales
Passed City Council - Not Yet Closed**

Council Date	Project Title	Project Description	Ward	City Assistance	Total Value
7/25/2018	City of Chicago v Idzik Settlement (Moorman St)	Settlement for the sale of property for \$290,000 subject to a permanent access easment	1	Negotiated Sale	\$290,000
9/20/2018	Matthew Szontagh (3643 S. Prairie Ave)	ANLAP sale for \$14,000	3	ANLAP	\$14,000
7/25/2018	Third Ward Parade of Homes- Agreement Amendments	Authorize three additional parcels for sale and development	3	Land Write Down	\$91,500
10/31/2018	Marlene S. Fisher (7339 S. Greenwood)	Sale of property for the appraised value of \$2,500 for open space	5	Negotiated Sale	\$2,500
10/31/2018	Bruach LLC (2749 E. 79th St.)	Sale of land for the appraised value of \$1,850 for open space	7	Negotiated Sale	\$1,000
3/28/2018	True to Life Foundation(8828 S. Stony Island)	Sale of land for \$1 to current tenant for a community service center for a period of at least 20 yrs	8	Land Write Down	\$325,000
10/31/2018	Jessie Pulido (4532-36 S. McDowell)	Sale of land for the appriased value of \$47,000 for open space	15	Negotiated Sale	\$47,000
7/25/2018	CT&T # 802360634 (5116 S. Damen)	Sale of land for the appraised value fo \$5,000 for open space	16	Negotiated Sale	\$5,000
9/20/2018	Smyrna Baptist Church (6353-57 S. Sangamon)	Sale of land for the appraised value of \$5,000 for a parking lot	16	Negotiated Sale	\$5,000
7/25/2018	Janice A. Smith (6238 S. Vernon)	ANLAP sale for \$1,000	20	ANLAP	\$1,000
7/25/2018	Oscar Sanchez Espinoza (5347 S. Peoria)	ANLAP sale for \$1,000	20	ANLAP	\$1,000
2/28/2018	51st & Ashland (5044-48 S. Ashland)	Sale of property for the appraised value of \$24,000 to construct a retail strip center with parking	20	Negotiated Sale	\$24,000
7/25/2018	Oscar Sanchez Espinoza (5345 S. Peoria)	Sale of land for the appraised value of \$3,750 for open space	20	Negotiated Sale	\$3,750
10/31/2018	SIMEONNATION NFP (8104 S. Vincennes)	Sealed bid sale for \$16,000. Appraised at \$16K	21	Sealed Bid	\$16,000
7/25/2018	Greenway Development, LLC (2118 S. Kostner)	Write down for \$250K sale for remediatrion and use for parking and trailer/container storage	24	Land Write Down	\$450,000
10/31/2018	Community Christian Academy(1322 & 1330 S. Pulaski	Sale of land for the appraised value of \$15,800 for open space	24	Negotiated Sale	\$15,800
7/25/2018	Julius James (2549 W. Maypole)	ANLAP sale for \$2,500	27	ANLAP	\$2,500
7/25/2018	Lone Willams (2339 W. Warren)	ANLAP sale for \$4,500	27	ANLAP	\$4,500

**2018 City Land Sales
Passed City Council - Not Yet Closed**

Council Date	Project Title	Project Description	Ward	City Assistance	Total Value
7/25/2018	GSG Developers, LLC (2934 W. Van Buren)	Sale of land for the appraised value of \$20,000 for a parking lot	27	Negotiated Sale	\$20,000
7/25/2018	St. Boniface LLC	Redevelopment to allow St Boniface LLC to preserve the historic church building	27	Negotiated Sale	
9/20/2018	340 California Prop. Grp (2814 W. Van Buren)	Sale of land for the appraised value of \$20,000 for open space	27	Negotiated Sale	\$20,000
10/31/2018	Anna Lunceford Stunkel (3357 W. Monroe)	ANLAP sale for \$12,000	28	ANLAP	\$12,000
10/31/2018	Roosevelt Road Veteran's Hsg (Safe Haven)	Sale of land for \$1 per parcel for the new construction of a 90 unit affordable rental bldg	28	Land Write Down	\$1,399,993
7/25/2018	Sean Kelly(4300, Part of 4302 & 4306-12 W. Carroll)	Sale of land for \$50,000 for open space. Appriased value of \$43,000	28	Negotiated Sale	\$500,000
10/31/2018	Michael J. Mannion (5425 W. Division)	Sale of land for the appraised value of \$13,000 for open space	37	Negotiated Sale	\$13,000
6/27/2018	1501 West School Acquisition LLC (1501 W. School)	Sale of land for the bid price of \$900,000	44	Sealed Bid	\$900,000

2018 City Land Sales - Closed

ADDRESS	WARD	City Assistance	Sold	Amount	Purchaser
3661 S. Michigan	3	Negotiated Sale	6/12/2018	\$61,000	Cornell & Abiah Grant
4343 S. Indiana	3	Sealed Bid	6/28/2018	\$37,000	Arthur L. Moore
4137 S. Wabash	3	ANLAP	9/13/2018	\$16,000	Equilla Randle
4424 S. Shields Ave.	3	ANLAP	8/29/2018	\$1,000	Samantha Chuskas
245 W. Swann St.	3	ANLAP	9/13/2018	\$1,100	Mitchell D. Wilson Jr. and Meekin Forte
446 E. 47th St	3	Negotiated Sale/Land Write Down	9/25/2018	\$1	Guichard Project
4615 S. St. Lawrence/4616 S. Champlain	4	Negotiated Sale/Land Write Down	8/29/2018	\$173,000	St. Lawrence Properties
13632-36 S. Torrence	10	Negotiated Sale	4/4/2018	\$8,600	Sunset Bay Marina, LLC
13557 S Calhoun	10	Negotiated Sale	4/4/2018	\$8,000	Sunset Bay Marina, LLC
4021 S. Normal	11	Negotiated Sale	8/17/2018	\$85,342.00	MICO Express LLC
3021 S. Troy	12	ANLAP	2/6/2018	\$1,000	Camilo Rico & Josefina Mancilla
1433 W. 45th St.	15	Negotiated Sale	6/19/2018	\$15,500	J. Guadalupe Mancilla
5516-18 S. Damen	15	Negotiated Sale	6/27/2018	\$8,000	Nihad Masoud
5230 S. Ashland Ave	16	Negotiated Sale		\$8,000	Jose Luis Nuñez
1627 W 74th St	17	Negotiated Sale	2/16/2018	\$16,000	Rasoul Esfahani
6515 S. Rhodes	20	ANLAP	2/20/2018	\$1,000	Lola Gray
6011 S. State	20	Negotiated Sale	2/15/2018	\$15,500	Benedict Okocha
6508 S. drexel	20	ANLAP	6/4/2018	\$2,000	Latrice Daughrity
5252-60 S. Halsted	20	Negotiated Sale	4/17/2018	\$20,000	Liberty Temple Church Of God In Christ
5808 S. State St.	20	Negotiated Sale	6/13/2018	\$38,000	Akram Jaber
5828 S. State St.	20	Negotiated Sale	6/13/2018	\$18,500	Akram Jaber
6512 S.Eberhart	20	ANLAP	6/14/2018	\$1,000	Emma Jeanne Franks
5008 S. Aberdeen St.	20	ANLAP	7/9/2018	\$1,000	Salvador Salas Ceseña
4652-58 W. Polk	24	Negotiated Sale	6/13/2018	\$47,000	Jakacki Bag & Barrell
347 N. Kedzie	27	Negotiated Sale	2/9/2018	\$12,000	Corry Williams
2741 W. Lake St.	27	Negotiated Sale	5/17/2018	\$12,000	Onix Santana
843 N. Homan	27	Sealed Bid	6/21/2018	\$15,200	Infinite Reals Estate Solutions Corporation
3746-48 W. Chicago	27	Negotiated Sale	9/11/2018	\$31,000	Chicago Ridgeway Properties LLC
2347 W. Lake St	27	Negotiated Sale	9/18/2018	\$19,000	Western Lake Building LLC
2208 W Adams; 134-38 S. Leavitt	27	Sealed Bid	9/26/2018	\$190,000	Michael Kalemba
957 N. Homan Ave,	27	Negotiated Sale	9/13/2018	\$15,000	Robert & Carrie Rubin
408-18 N. Homan	27	Negotiated Sale/Land Write Down	7/3/2018	\$28,000	Clark Street Real Estate
1126 S. Mozart	28	Negotiated Sale	1/30/2018	\$2,500	Safer Corporate Endowment

2018 City Land Sales - Closed

ADDRESS	WARD	City Assistance	Sold	Amount	Purchaser
2427-31 W. 14th St	28	Negotiated Sale	6/4/2018	\$165,000	1414 S Western LLC
1311 S. Heath Ave.	28	Negotiated Sale	9/18/2018	\$50,000	Rebeca Romo & Richard Manongdo
4842 W. Arthington St	29	ANLAP	10/26/2018	\$1,000	Lashaun R. Lashley Sr.
220 W. 113th St.	34	Negotiated Sale	7/5/2018	\$1,000	Roseland Community Good News Day Care
4827 W. Cortland	36	Negotiated Sale	4/4/2018	\$6,000	4821 Cortland, LLC
5249 W. Lake T.	37	Negotiated Sale	5/10/2018	\$51,000	Urban Garden Properties, LLC
3905 W. Division St.	37	Negotiated Sale	9/20/2018	\$18,000	Jose Robles & Leslie Gonzales



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Date: October 31, 2018

Re: Request for Information from Annual Appropriation Committee Hearing

ID#: 54-05 Appraisal Vendors

The attached information is in response to questions posed at our department's hearing on Monday, October 29, 2018, to discuss the proposed 2019 budget.

Alderman Dowell asked DPD to provide a list of the appraisal companies DPD uses and their addresses.

Please find attached a list of all Target Market and Non-Target Market appraisers that DPD is authorized to use. Please note that the Department of Procurement Services is still in the process of reviewing applications by appraisers, and additional appraisers may be added to the list of authorized appraisers.

As always, please let me know if you have any further questions.

Department of Planning and Development
Approved Target and Non-Target Market Appraisal Services Vendors as of October 2018*

Market Pool	Vendor Name	Business Address	City	Zip Code
Target	Kirsch-Taylor Consulting	1960 N. Lincoln Park West	Chicago	60614
Target	PF Appraisals, Inc DBA Praedium Valuation Group, Inc.	3354 N. Paulina	Chicago	60657
Non-Target	PF Appraisals, Inc DBA Praedium Valuation Group, Inc.	3354 N. Paulina	Chicago	60657
Non-Target	Byrnes & Walsh, LLC.	841 Stratford Avenue	Elmhurst	60126
Non-Target	CBRE Inc.	20 N. Michigan Avenue	Chicago	60602
Non-Target	Great Realty Advisors	401 N. Michigan Avenue	Chicago	60611
Non-Target	Jones Lang LaSalle Americas	200 E. Randolph Avenue	Chicago	60601
Non-Target	Kelly Appraisal Consultants	2000 N. Racine Avenue	Chicago	60614
Non-Target	Polach Appraisal Group, Inc.	1761 S. Naperville Road	Wheaton	60189

*This is not the final list. The Department of Procurement Services is in process of awarding additional contracts in both market pools.



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Mayor's Office of Legislative Counsel and Government Affairs

Date: October 31, 2018

Re: Request for Information from Annual Appropriation Committee Hearing

ID#: 54-06 Low-Income Trust Fund SROs in the 3rd Ward

The attached information is in response to questions posed at our department's hearing on Monday, October 29, 2018, to discuss the proposed 2019 budget.

Alderman Dowell asked DPD to provide a list of SROs in the 3rd Ward that have Trust Fund units.

There are currently 100 total Trust Fund units located in SROs in Ward 3: (i) 40 units at Mercy Housing Lakefront, 1521 S. Wabash; and (ii) 60 units at 18th & Wabash Corporation, 1801 S. Wabash.

As always, please let me know if you have any further questions.



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Re: Request for Information from Annual Appropriation Committee Hearing

ID#: 54-07 Neighborhood Opportunity Fund (NOF) Awardees

The attached information is in response to questions posed at our department's hearing on Monday, October 29, 2018, to discuss the proposed 2019 budget.

Alderman Dowell asked DPD to provide a list of NOF grants in both the first and second rounds that have actually been disbursed.

The following NOF grants from the first and second round of awardees have been either partially or fully paid:

Project	Final Award Amount	Payment Status
Gallery Guichard	\$15,000	Paid in full
Mikkey's Retro Grill	\$139,059	Paid in full
Shawn Michelle's Churned Homeade	\$59,328	Partially paid
Sip & Savor	\$94,250	Partially paid
The Quarry Event Center	\$32,850	Partially paid

Gallery Guichard was paid in full in October 2017. Mikkey's Retro Grill was paid in full in October 2018. Shawn Michelle's, Sip & Savor and the Quarry Event Center have started construction and have received progress payments. DPD estimates that all three of these projects will be completed in the fourth quarter of 2018 and will be paid in full upon completion.

As always, please let me know if you have any further questions.



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Mayor's Office of Legislative Counsel and Government Affairs

Date: October 31, 2018

Re: Request for Information from Annual Appropriation Committee Hearing

ID#: 54-08 Affordable Projects in ARO Pilots

The attached information is in response to questions posed at our department's hearing on Monday, October 29, 2018, to discuss the proposed 2019 budget.

Alderman Santiago asked DPD to provide a list of the affordable projects in the ARO Pilots.

Please see the attached chart that details all of the ARO units that have been approved by the Department or proposed for the Milwaukee Corridor Pilot and the Near North/Near West Pilots.

As always, please let me know if you have any further questions.

**ARO Pilot Projects
As Of Q3 2018**

Main Project Address	Project Name, if applicable	Zone	Date submitted	Total ARO-subject units	ARO obligation	On-Site Units required	On-Site Units Proposed	Off-Site Units Proposed	Voucher Units proposed	Total Proposed Units
1812 W. Division St.		Milwaukee Corridor Pilot	28-Mar-18	12	2	TBD	TBD	TBD	TBD	TBD
1624 W Division	Vision 2	Milwaukee Corridor Pilot - onsite	14-Sep-16	121	18	3	18	0	0	18
1328 W Grand		Milwaukee Corridor Pilot	22-Jun-16	14	2 or 3	TBD	TBD	TBD	TBD	TBD
2200 W. Grand Ave.		Milwaukee Corridor Pilot	25-Jul-18	44	7 or 9	TBD	TBD	TBD	TBD	TBD
1700 N. Western Ave.	Oasis of Bucktown	Milwaukee Corridor Pilot	20-Sep-18	60	9 or 12	TBD	TBD	TBD	TBD	TBD
1894 N Milwaukee		Milwaukee Corridor Pilot	08-Nov-17	27	4 or 5	TBD	TBD	TBD	TBD	TBD
1741 N Western		Milwaukee Corridor Pilot	26-Jul-17	25	4 or 5	TBD	TBD	TBD	TBD	TBD
1750 N Western		Milwaukee Corridor Pilot - onsite	28-Feb-18	109	16	3	16	0	0	16
1645 W. Le Moyne Ave.		Milwaukee Corridor Pilot - onsite	25-Jul-18	16	2	0	2	0	0	0
1220 W Jackson		Near North Pilot	17-Jan-18	166	33	4	33	0	0	33
1050 W. Van Buren		Near North Pilot	27-Jun-18	201	40	n/a	TBD	TBD	TBD	TBD
1227 W Jackson		Near North Pilot	13-Dec-17	10	2	n/a	TBD	TBD	TBD	TBD
901 W Weed St		Near North Pilot	24-Sep-15	500	100	n/a	TBD	TBD	TBD	TBD
1040 W Huron		Near North Pilot	11-Oct-17	196	39	5	39	0	0	39
1114 W Chicago Ave		Near North Pilot	06-Sep-17	97	19	2	19	0	0	19
200 N Peoria		Near North Pilot	15-Apr-15	170	34	n/a	TBD	TBD	TBD	TBD
906 W Randolph		Near North Pilot	11-Oct-17	300	60	n/a	TBD	TBD	TBD	TBD
1515 W Monroe		Near North Pilot	11-Oct-17	260	52	n/a	46	6	0	52
725 W Randolph	Equinox	Near North Pilot	11-Oct-17	150	30	n/a	15	25	0	40
335 W Schiller		Near North Pilot	11-Oct-17	105	21	n/a	21	0	0	21
777 W Chicago: Phase I	Tribune site	Near North Pilot	11-Oct-17	Overall: 4099 Phase I: 1500	Overall: 820 Phase I: 300	n/a	300	0	0	300

**ARO Pilot Projects
As Of Q3 2018**

Main Project Address	Project Name, if applicable	Zone	Date submitted	Total ARO-subject units	ARO obligation	On-Site Units required	On-Site Units Proposed	Off-Site Units Proposed	Voucher Units proposed	Total Proposed Units
1367 W Fulton Market		Near North Pilot	14-Dec-16	315	63	n/a	TBD	TBD	TBD	TBD
166 N Aberdeen		Near North Pilot	24-May-17	235	47	6	24	23	0	47
1328 W Walton		Near North Pilot	11-Oct-17	47	9	1	0	0	0	TBD



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Mayor's Office of Legislative Counsel and Government Affairs

Date: October 31, 2018

Re: Request for Information from Annual Appropriation Committee Hearing

ID#: 54-09 Opportunity Investment Fund

The attached information is in response to questions posed at our department's hearing on Monday, October 29, 2018, to discuss the proposed 2019 budget.

Alderman Santiago asked DPD to provide a link to the Opportunity Investment Fund website.

Mayor Emanuel announced in June 2018 the creation of the Opportunity Investment Fund, a \$30 million program that will provide low-cost loans to purchasers of multi-family buildings in targeted areas in exchange for the buyer's commitment to make at least 20 percent of the units affordable for at least 15 years. The City's press release on this program can be found at: https://www.cityofchicago.org/city/en/depts/dcd/provdrs/afford_hous/news/2018/june/mayor-emanuel-introduces-opportunity-investment-fund-to-city-cou.html

A map of target community areas and census tracts for the Opportunity Investment Fund can be found at: <http://www.preservationcompact.org/wp-content/uploads/Updated-OIF-Mobility.pdf>

The program will be administered by the Chicago Community Investment Corporation, and information about the program will be available on its website, www.cicchicago.com.

As always, please let me know if you have any further questions.



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ID#: 54-10 RPM TIF

The attached information is in response to questions posed at our department's hearing on Monday, October 29, 2018, to discuss the proposed 2019 budget.

Alderman Osterman asked DPD to provide information on the health of the RPM TIF.

In 2018, the RPM TIF collected approximately \$40.3 million in TIF revenue. From those funds, \$25.1 million was disbursed back to the various taxing bodies, including \$21.3 million to the Chicago Board of Education. The remaining \$15.2 million stays in the Transit TIF for use in conjunction with the CTA's RPM project.

Inclusive of lifetime collections, the Transit TIF has generated a total of \$22.2 million for the RPM project and disbursed \$36.2 million back to the various taxing bodies – including \$30.6 million to the Chicago Board of Education. Thus, the RPM TIF is exceeding DPD's original projections.

As always, please let me know if you have any further questions.



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Date: October 31, 2018

Re: Request for Information from Annual Appropriation Committee Hearing

ID#: 54-11 Low-Income Trust Fund SROs in 48th Ward

The attached information is in response to questions posed at our department's hearing on Monday, October 29, 2018, to discuss the proposed 2019 budget.

Alderman Osterman asked DPD to provide a list of SROs in the 48th Ward that have Trust Fund units.

There are currently 40 total Trust Fund units located in SROs in Ward 48. The units are located at Mercy Housing Lakefront, 5042 N. Winthrop.

As always, please let me know if you have any further questions.



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Date: October 31, 2018

Re: Request for Information from Annual Appropriation Committee Hearing

ID#: 54-12 ARO Units in Milwaukee Pilot Area

The attached information is in response to questions posed at our department's hearing on Monday, October 29, 2018, to discuss the proposed 2019 budget.

Alderman Ramirez-Rosa asked DPD to provide a list of ARO units in the Milwaukee Corridor Pilot.

Please see the attached chart that details all of the ARO units that have been approved by the Department or proposed for the Milwaukee Corridor Pilot.

As always, please let me know if you have any further questions.

ARO projects in the Milwaukee Corridor Pilot
As Of Q3 2018

Main Project Address	Project Name, if applicable	Zone	Date submitted	Total ARO-subject units	ARO obligation	On-Site Units required	On-Site Units Proposed	Off-Site Units Proposed	Voucher Units proposed	Total Proposed Units
Projects DPD approved (none have gone to permit as of Q3 2018)										
1645 W. Le Moyne Ave.		Milwaukee Corridor Pilot - onsite	25-Jul-18	16	2	0	2	0	0	0
1750 N Western		Milwaukee Corridor Pilot - onsite	28-Feb-18	109	16	3	16	0	0	16
1624 W Division	Vision 2	Milwaukee Corridor Pilot - onsite	14-Sep-16	121	18	3	18	0	0	18
Projects that have been submitted but have not been approved by DPD (as of Q3 2018)										
1700 N. Western Ave.	Oasis of Bucktown	Milwaukee Corridor Pilot	20-Sep-18	60	9 or 12	TBD	TBD	TBD	TBD	TBD
2200 W. Grand Ave.		Milwaukee Corridor Pilot	25-Jul-18	44	7 or 9	TBD	TBD	TBD	TBD	TBD
1812 W. Division St.		Milwaukee Corridor Pilot	28-Mar-18	12	2	TBD	TBD	TBD	TBD	TBD
1894 N Milwaukee		Milwaukee Corridor Pilot	08-Nov-17	27	4 or 5	TBD	TBD	TBD	TBD	TBD
Projects that were not approved by 11.1.17 - and are subject to the Pilot										
1741 N Western		Milwaukee Corridor Pilot	26-Jul-17	25	4 or 5	TBD	TBD	TBD	TBD	TBD
1328 W Grand		Milwaukee Corridor Pilot	22-Jun-16	14	2 or 3	TBD	TBD	TBD	TBD	TBD



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Re: Request for Information from Annual Appropriation Committee Hearing

ID#: 54-13 Research on Transit-Oriented Development

The attached information is in response to questions posed at our department's hearing on Monday, October 29, 2018, to discuss the proposed 2019 budget.

Alderman Ramirez-Rosa asked DPD to provide any research DPD has done on the impact of TODs on density and rental prices.

While DPD has studied TODs with respect to zoning issues, DPD has not performed any research on the impact of TODs on rental prices.

As always, please let me know if you have any further questions.